

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

*IF PHASE II OF SNOW EMERGENCY PLAN IS IN EFFECT
ON THIS DATE, CASE MAY BE RESCHEDULED.
CALL 494-3351 TO CONFIRM DATE.

Date: 11/2/88



Dennis F. Rasmussen
County Executive

Bent Real Estate Limited Partnership
7779 New York Lane
Glen Burnie, Maryland 21061

ATTN: SHELLEY GILDEN

Re: Petition for Zoning Variance
CASE NUMBER: 89-179-A
W/S Reisterstown Road, 225' S Caraway Road
(12020 Reisterstown Road)
4th Election District - 3rd Councilmanic
Petitioner(s): Bent Real Estate Limited Partnership
HEARING SCHEDULED: TUESDAY, NOVEMBER 15, 1989 at 9:30 a.m.*

Gentlemen:
Please be advised that \$88.43 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 058981

DATE: NOV-15-88 ACCOUNT: R-01-615-000

AMOUNT: \$83.43

RECEIVED: Bent Real Estate

FOR: Petition for Zoning Variance 89-179-A

B 8071*****83432 100.00

VALIDATION OR SIGNATURE OF CARRIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

October 5, 1988

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-179-A
W/S Reisterstown Road, 225' S Caraway Road
(12020 Reisterstown Road)
4th Election District - 3rd Councilmanic
Petitioner(s): Bent Real Estate Limited Partnership
HEARING SCHEDULED: TUESDAY, NOVEMBER 15, 1989 at 9:30 a.m.*

Variance to allow a dual faced sign with a total area of 64 sq. ft. in lieu of the permitted 15 sq. ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Stanley S. Fine, Esq.
Shelley Gilden
File

*NOTE:
IF PHASE II OF THE SNOW
EMERGENCY PLAN IS IN EFFECT
IN BALTIMORE COUNTY BY 6:30
a.m. ON THE DATE OF THE
ABOVE HEARING, SUCH HEAR-
ING WILL BE POSTPONED AND
TENTATIVELY RESCHEDULED
FOR THURSDAY, DECEMBER 22,
1988. PLEASE TELEPHONE
DOCKET CLERK AT 494-3351
TO CONFIRM DATE.

PETITIONER(S) EXHIBIT (3)



3a



3b

PETITIONER(S) EXHIBIT (3)



3c

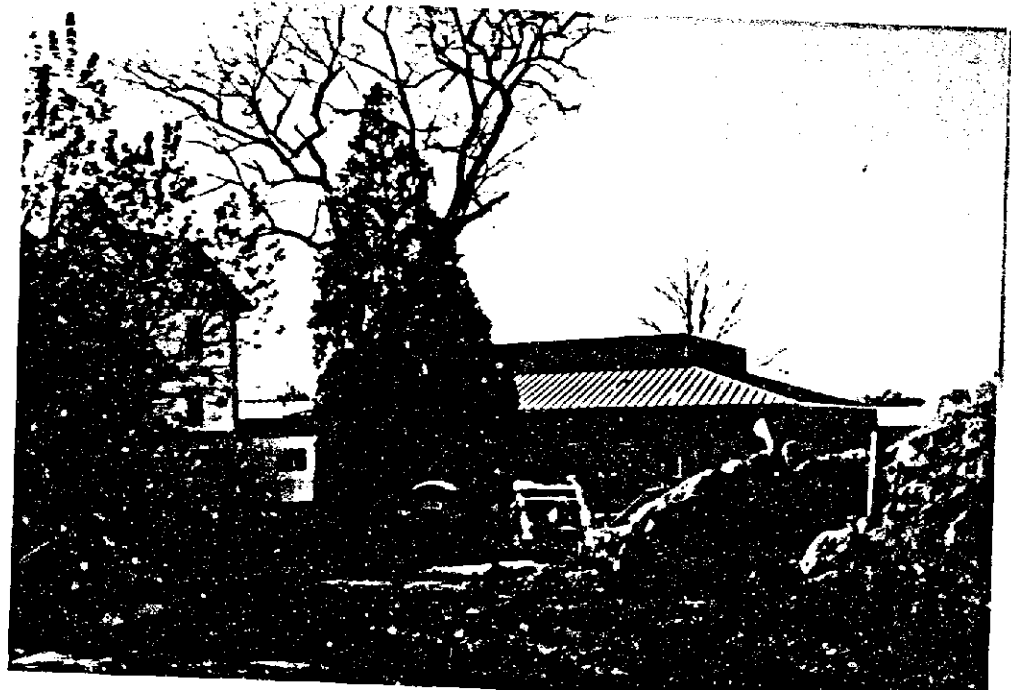


3d

PETITIONER(S) EXHIBIT (3)



3e



3f

PETITIONER(S) EXHIBIT (3)

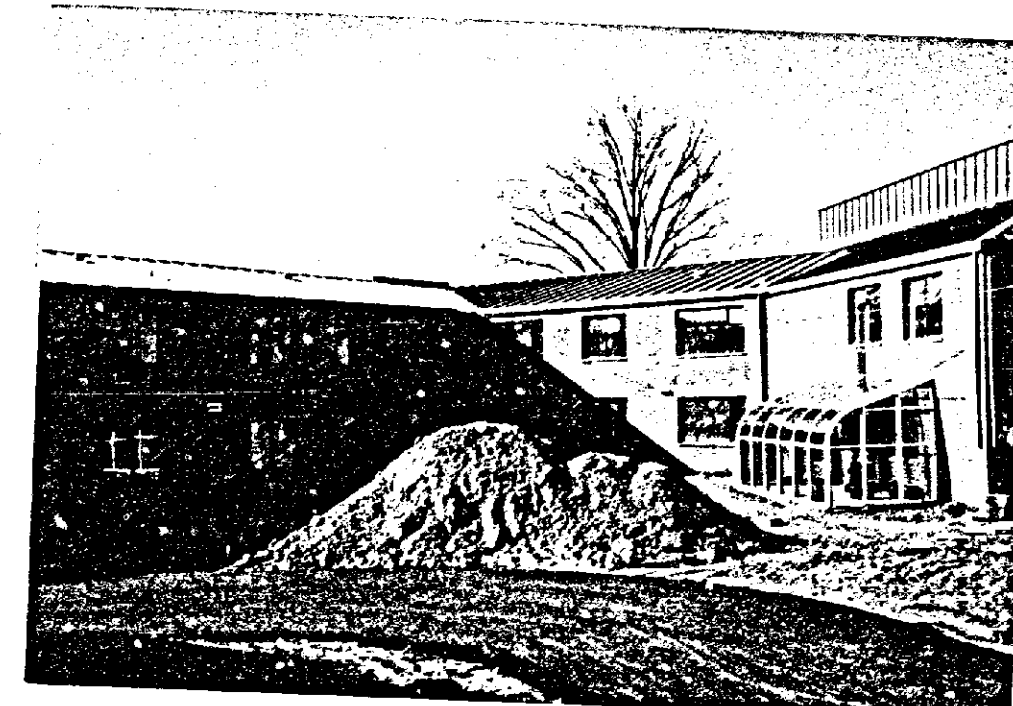


3g



3h

PETITIONER(S) EXHIBIT (3)



3i



3j

PETITIONER(S) EXHIBIT (3)

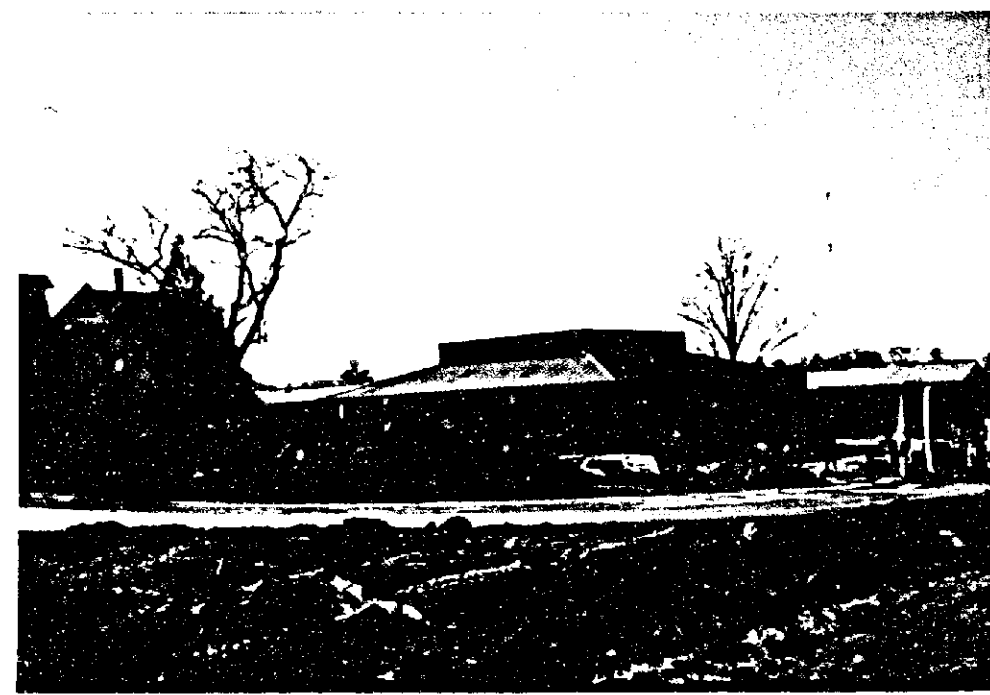


3k



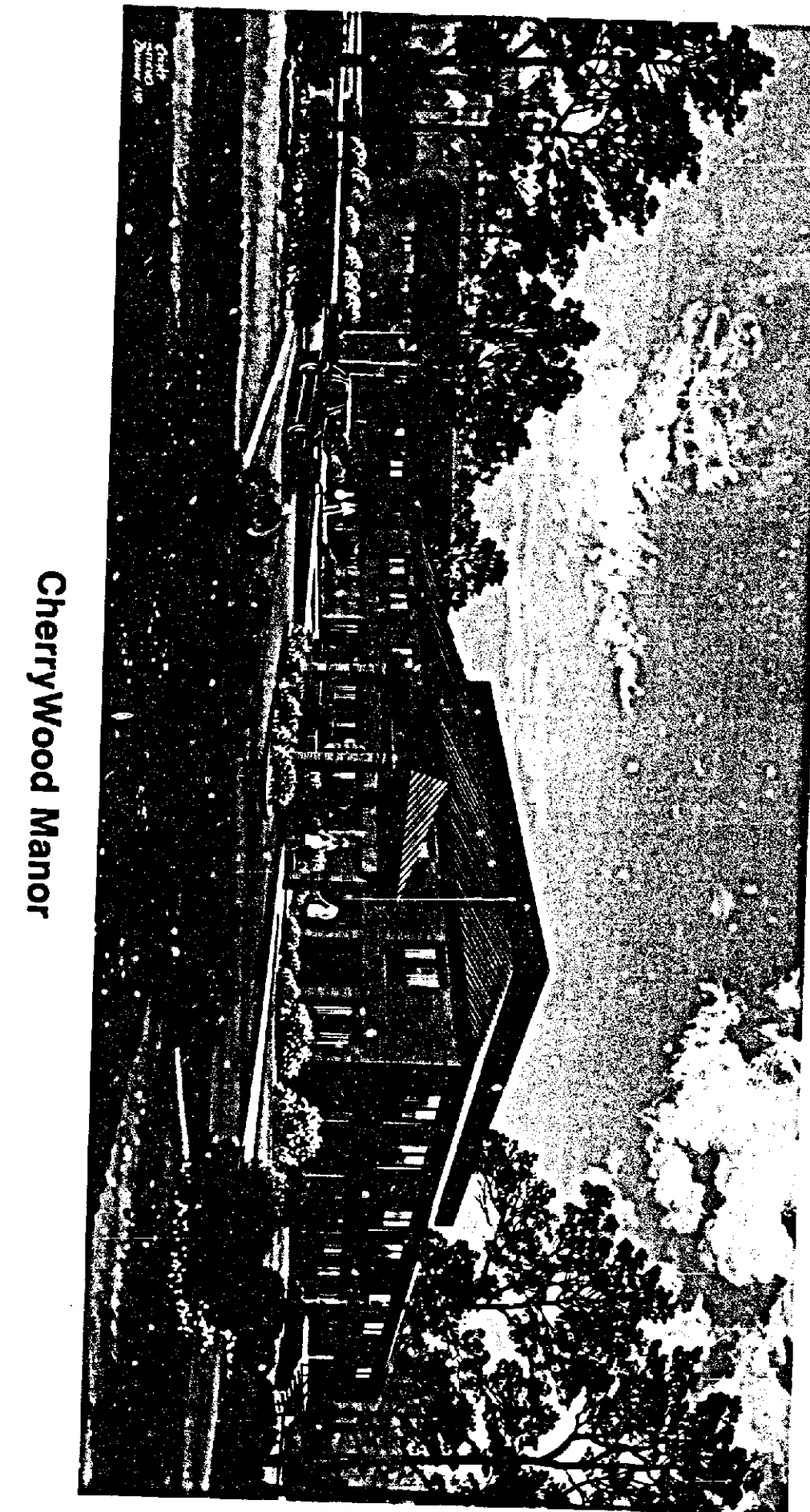
3l

PETITIONER(S) EXHIBIT (3)



3m

PETITIONER(S) EXHIBIT (3)
3N



Cherry Wood Manor

PETITIONER(S) EXHIBIT (4)



4a



4b

PETITIONER(S) EXHIBIT (6)



6a

PETITIONER(S) EXHIBIT (7)



7a



7b

PETITIONER(S) EXHIBIT (7)



7c

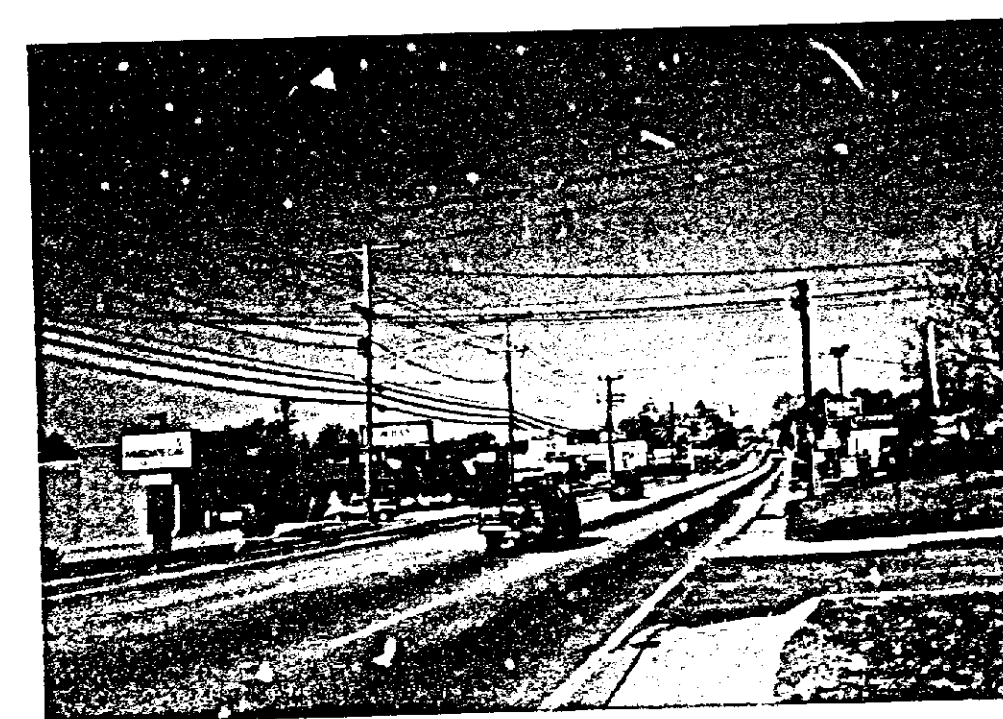


7d

PETITIONER(S) EXHIBIT (7)



7e



7f

PETITIONER(S) EXHIBIT (8)

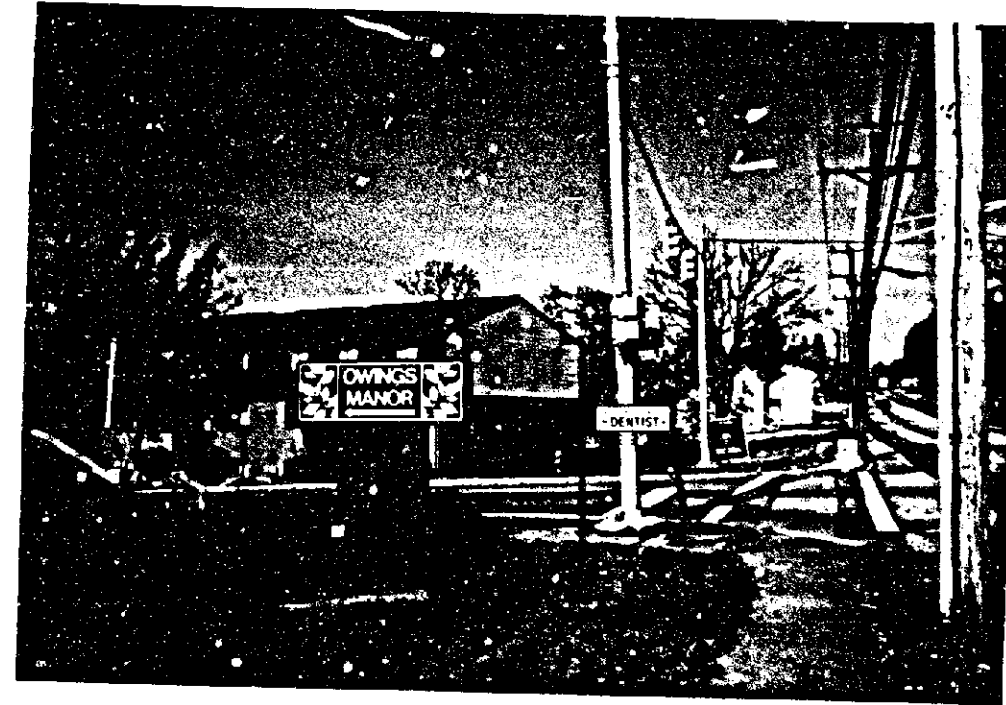


8a



8b

PETITIONER(S) EXHIBIT (2)



2C



2D

PETITIONER(S) EXHIBIT (2)



2E



2F

PETITIONER(S) EXHIBIT (2)



2G

89-179-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
30th day of September, 1988.

Petitioner, Bent Real Estate Ltd. Partnership
Petitioner's Attorney, Stanley S. Fine
Received by: James S. Dyer, Chairman, Zoning Plans Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3354

October 28, 1988



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 97
Property Owner: Bent Real Estate Limited Partnership
Location: SWS Reisterstown Rd., 225' SE of Caraway Road.
Existing Zoning: D.R. - 16
Proposed Zoning: Variance to allow a dual faced sign with a total area of 64 sq. ft. in lieu of the permitted 15 sq. ft.

Area: 180 square feet
District: 4th Election District

Dear Mr. Haines:

The proposed sign should not be placed in the proposed State Highway Administration's widening of the right-of-way.

The sign should be placed, far enough behind the curb to provide 500' of sight distance on Reisterstown Road.

Very truly yours,

Michael S. Flanagan
Engineering Associate

MSF/lvw

RECEIVED
NOV 9 1988
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 10, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Stanley S. Fine
Kaplan, Heyman, Greenberg, Engelman & Belgrad, P.A.
20 South Charles Street
10th Floor
Baltimore, MD 21201

RE: Item No. 97; Case No. 89-179-A
Petitioner: Bent Real Estate Limited Partnership
Petition for Zoning Variance

Dear Mr. Fine:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development planning that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on submitted with the above referenced petition. If similar comments are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the date of the file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:scj

Enclosures

SHA
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 17, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Cherrywood Manor
Nursing Home
S/W/S Reisterstown Rd.
MD 1.0, 225' S.E. of Caraway Road
(Item #97)
Zoning Meeting of 10-11-88

Dear Mr. Haines:

After reviewing the submittal for a variance to allow a dual faced sign with a total area of 64 square feet in lieu of the permitted 15 square feet, we offer the following comment.

This plan has been forwarded to the SHA - Beautification Section, c/o Morris Stein (333-1612) for all comments relative to zoning.

If you have any questions, please call Larry Brocato of this office at 333-1350.

Very truly yours,

Gregory J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Bent Real Estate Ltd. Partnership
Mr. J. Ogle
Mr. M. Stein (w-attachment)

RECEIVED
OCT 29 1988
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

September 27, 1988

Stanley S. Fine, Esq.
Kaplan, Heyman, Greenberg, Engelman & Belgrad, P.A.
Tenth Floor - Sun Life Building
20 South Charles Street
Baltimore, Maryland 21201

Re: Item 97 - Variance Petition
Bent Real Estate Limited Partnership
Reisterstown Road

Dear Mr. Fine:

Please be advised that Commissioner Haines is in receipt of your letter of today's date, wherein you request an hearing early of the above matter.

He has sent your request to me, seeking information relative to available dates. I have advised him that the file is not complete. As such, it cannot be scheduled for hearing. Notation on the file, indicates that Mr. Sullivan request revision on 9/8/88.

Upon receipt of those revisions, the early hearing request can be taken under consideration.

Please contact us, if you have any questions.

Very truly yours,

Donald J. Stephens
Deputy Clerk
(494-3391)

CGS/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner

Date: November 14, 1988

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-179-A (Bent Real Estate); 89-181-A (Rudie/Davison); 89-182-A (Tallagren); 89-184-X (Caras); 89-193-A (Waldorf)

The Office of Planning and Zoning has no comment on the above listed projects.

FK/sf

CPS-G03

LAW OFFICES
KAPLAN, HEYMAN, GREENBERG, ENGELMAN & BELORAD, P.A.
TENTH FLOOR-SUN LIFE BUILDING
20 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 539-6967
TELECOM
(301) 792-0869

CHARLES B. HEYMAN
WILLIAM H. GREENBERG
WILLIAM H. ENGELMAN
HERBERT J. BELORAD
EDWARD F. BELORAD, JR.
THEODORE S. MILLER
DAVID D. DOPPIN
STANLEY S. FINE
SEARLE E. WITLICK
KENNETH P. NUNAN
JOHN PHILIP MILLER
LORENZO D. BERMAN
HARRIET E. COOPERMAN
RANDALL L. LUZE
BARRY L. STEELMAN
WILLIAM D. SHAUGHNESSY, JR.
DANIEL S. WATZ
MICHAEL D. BERMAN
THOMAS D. HOLZE
STEVEN R. FREEMAN
BARRY WEINSTEIN
CHRIS A. OWENS
BARBARA J. ENGLISH
NICHOLAS O. CORNE

September 21, 1988

RECEIVED
SEP 21 1988
ZONING OFFICE

HAND DELIVERED

J. Robert Haines, Esquire
Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21204

RE: Item 97 - Variance Petition
Bent Real Estate Limited Partnership
Reisterstown Road

Dear Mr. Haines:

Please be advised that I represent Bent Real Estate Limited Partnership, the Petitioner in the above matter. The purpose of this letter is to request an expedited hearing in this matter.

In your consideration of this request, it is necessary to review the proposed project at the subject property. The property is currently improved by a nursing home built in 1904 and known as the Bent Nursing Home, which will soon be replaced by a new nursing home to be known as Cherrywood Manor Extended Care Center. Construction of Cherrywood Manor was to be completed between December 15, 1988 and January 15, 1989. However, the current completion date for Cherrywood is now October 15, 1988. Once Cherrywood Manor is completed, the State of Maryland will review the facility for approval, and the patients at the Bent Nursing Home will then be transferred to Cherrywood Manor. Thereafter, the Bent Nursing Home building will be demolished and its sign will be removed. However, there will be a period of 4 to 6 weeks when both Cherrywood Manor

LAW OFFICES
KAPLAN, HEYMAN, GREENBERG, ENGELMAN & BELORAD, P.A.

J. Robert Haines, Esquire
September 21, 1988
Page Two

and the Bent Nursing Home will be in operation. Both nursing homes now have separate access off of Reisterstown Road, with the Bent access point having a sign and the Cherrywood access point having no sign.

During this transition when both nursing homes will be open, it will be necessary to continue to have access into both nursing homes. A sign, as proposed, will greatly assist the public from a traffic point of view and ease the operation of both nursing homes. The subject property is immediately next to a McDonald's quick service restaurant, which has a great deal of traffic. The subject property is also located in an area on Reisterstown Road which has significant traffic. By not having the proper signage for the different openings on Reisterstown Road for the two nursing homes coupled with the high volume of traffic of McDonald's and Reisterstown Road, a serious traffic safety problem as well as confusion to the public could develop.

The Bent Nursing Home currently has 50 patients who would be transferred to Cherrywood, which has a capacity for 161 beds. To assist the transition from two nursing homes to one and the requisite access to the property on a very busy street, it is necessary that signage be available. The variance petition was recently filed to obtain permission to erect a dual-face sign for the subject property. The sign would identify Cherrywood Manor and ultimately be the only sign on the property.

It is therefore requested that a hearing before the Zoning Commissioner be set as soon as possible so that a determination can be made by your Office on the variance request. Your favorable consideration of this request would lessen the Petitioner's difficulty in the establishment of a second nursing home on the property, ease the transfer of patients to the second nursing home from the first nursing home, and minimize the potential traffic safety hazards and confusion that could occur. The granting of an expedited hearing will enable the Petitioner to have the variance considered which could permit the necessary signage for the transition period and general operation of the Cherrywood Manor nursing home.

If there is any further information that you need, please do not hesitate to contact me.

LAW OFFICES
KAPLAN, HEYMAN, GREENBERG, ENGELMAN & BELORAD, P.A.

J. Robert Haines, Esquire
September 21, 1988
Page Three

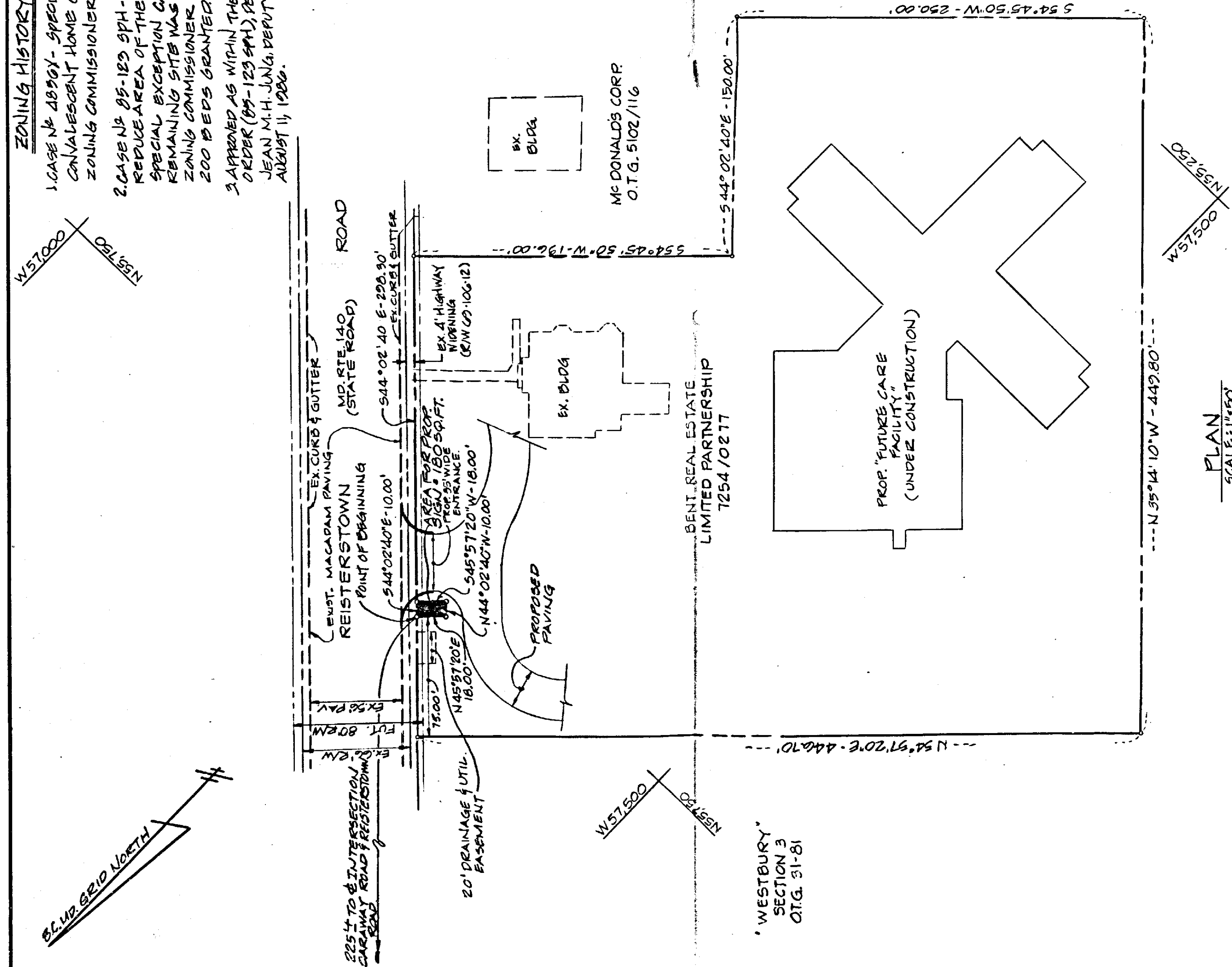
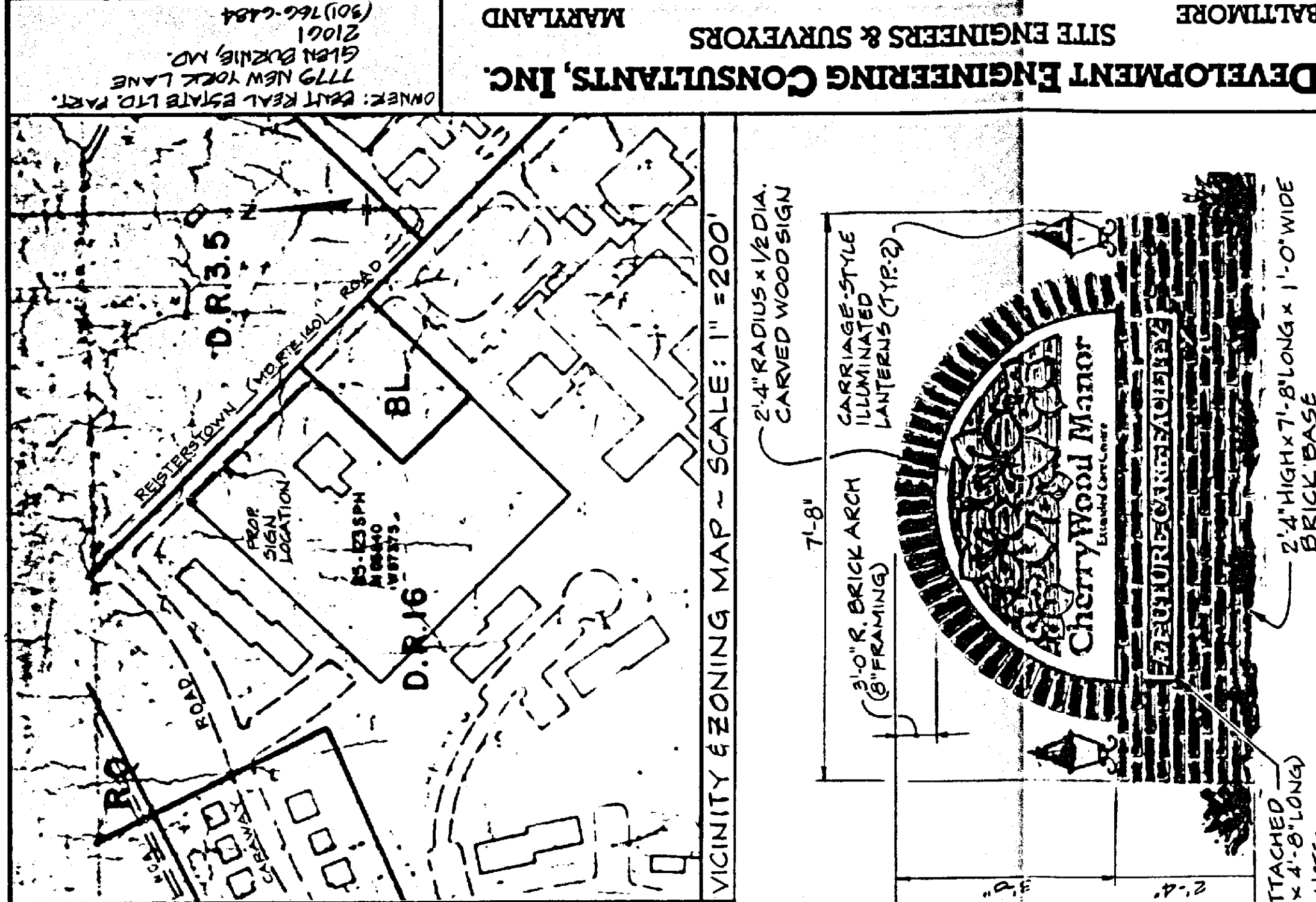
Thank you for your consideration in this matter.

Sincerely,

Stanley S. Fine
Stanley S. Fine

SSF:bmh
cc: Ms. Shellye Gilden, Bent
Real Estate Limited Partnership

ZONING HISTORY:
1. CASE NO. 48891 - SPECIAL EXCEPTION FOR A CONVALESCENT HOME GRANTED BY THE DEPUTY ZONING COMMISSIONER DATED 1/20/80.
2. CASE NO. 95-123 SPH - SPECIAL HEARING TO REDUCE AREA OF THE PREVIOUSLY GRANTED SPECIAL EXCEPTION CASE NO. 48891 ON THE REMAINING SITE WAS GRANTED BY THE DEPUTY ZONING COMMISSIONER DATED 12/16/84. A TOTAL OF 200 BEDS GRANTED.
3. APPROVED AS PARTIAL THE SPHERICAL INTENT OF ORDER (95-123 SPH) BECOMING 0/19/84. SIGNED: JEAN M.H. JUNG, DEPUTY ZONING COMMISSIONER ON AUGUST 14, 1984.



PETITIONER'S
EXHIBIT 1

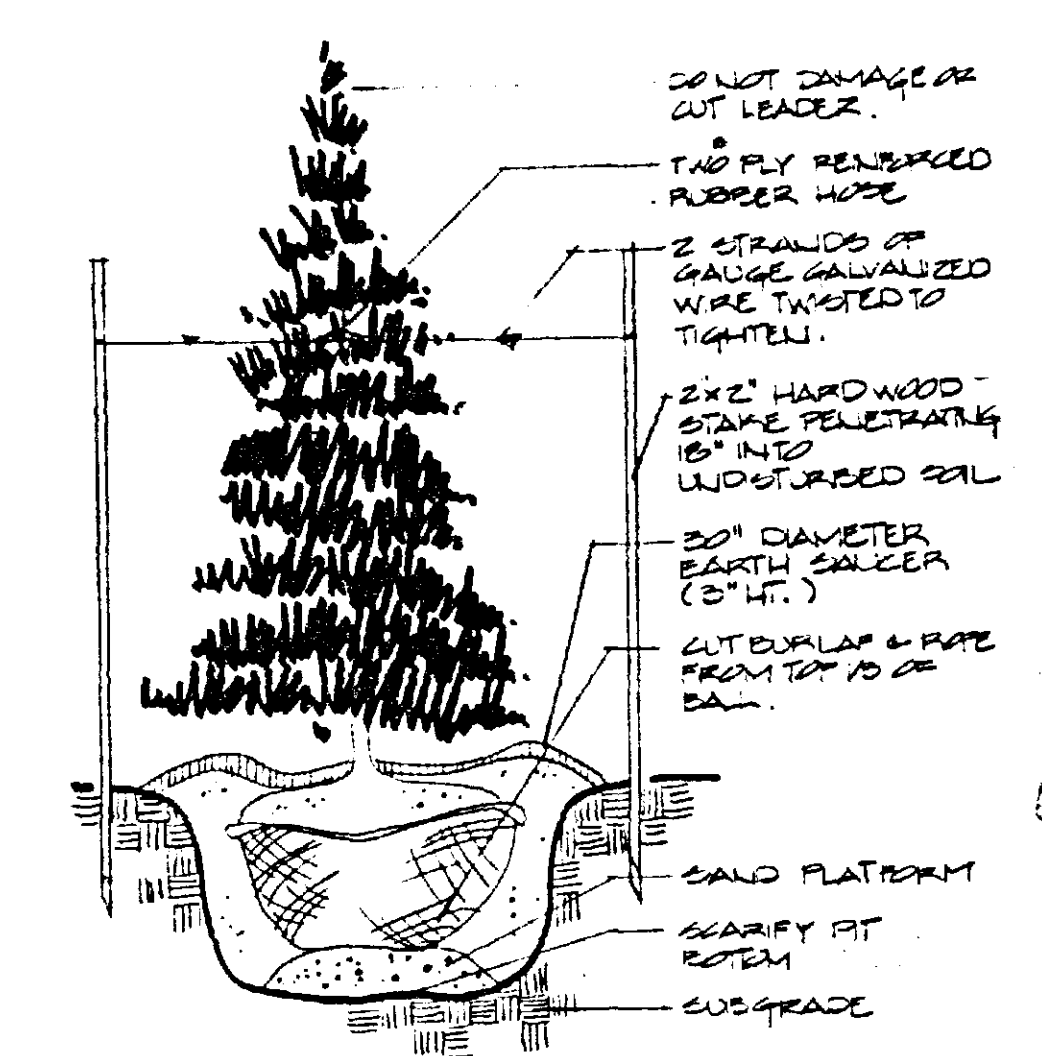
CHERRYWOOD MANOR NURSING HOME
ELECTION DISTRICT NO. 4-C-3
FORMERLY KNOWN AS "BENT NURSING HOME"
DATE: SEPT. 9, 1988



1 1A ILEX AQUIFOLIUM 5-6 HT B+B

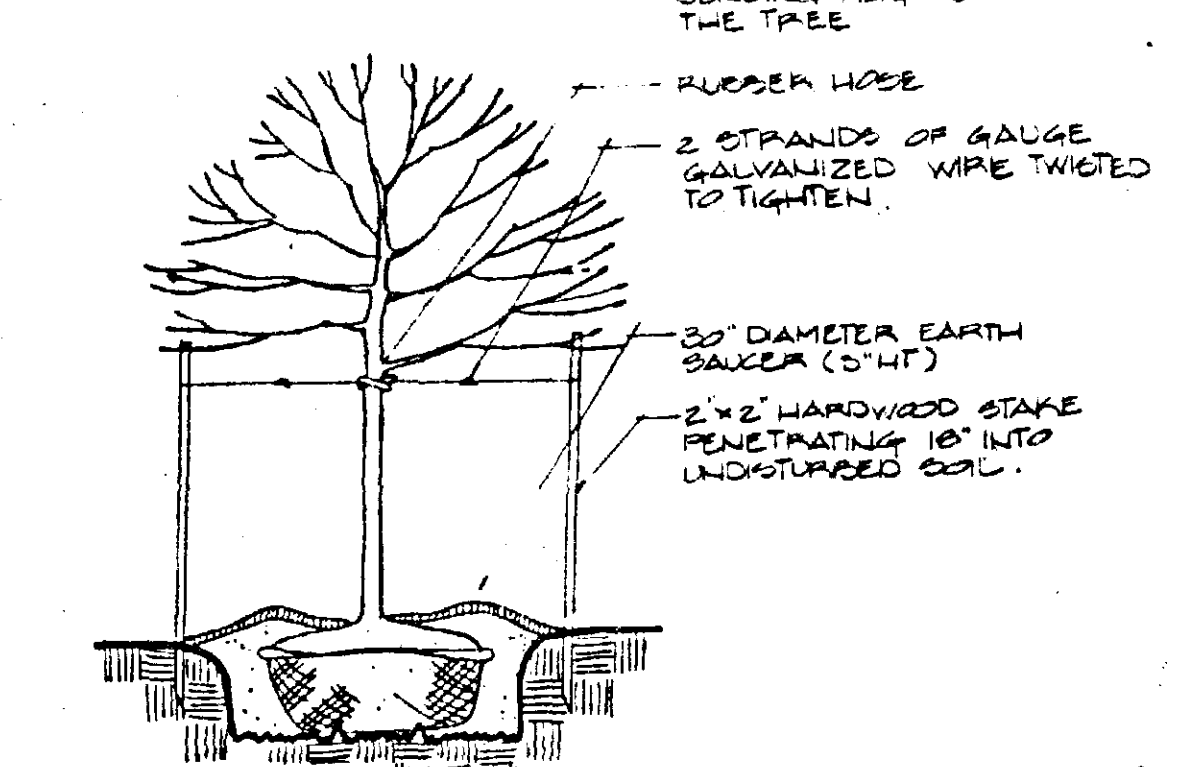
Plant Schedule

QUANTITY	KEY	NAME (Botanical/Common)	SIZE	CONTAINER	REMARKS/SPACING
3	CK	CORNUS KOUSA	1-1/2 - 2" B+B		
5	AC	KOUSA DOGWOOD	2 - 2-1/2" Cal.	B&B	Matched 30' O.C.
7	AR	Acer rubrum 'October Glory'	1-1/2 - 2" Cal.	B&B	
22	CF1	Cornus Florida White Dogwood	4-5' Ht.	B&B	
14	CF2	Cornus Florida Pink Dogwood	4-5' Ht.	B&B	
9	CL	Cedrus libani Cedar of Lebanon	6-8' Ht.	B&B	12' O.C.
5	HM	Hamelis mollis Chinese Witchhazel	4-5' Ht.	B&B	
84	JV	Juniperus virginiana Red Cedar	6-8' Ht.	B&B	5' O.C.
17	MF	Malus floribunda Floribunda Crabapple	1-1/2 - 2" Cal.	B&B	10' O.C.
6	MR	Malus 'Royalty' Royalty Crabapple	1-1/2 - 2" Cal.	B&B	
13	PA	Picea abies Norway Spruce	6-8' Ht.	B&B	
44	PS	Pinus strobus White Pine	6-8' Ht.	B&B	
11	AP	Platanus acerifolia 'Bloodgood' London Planetree	2 - 2-1/2" Cal.	B&B	Matched 20' O.C.
5	PP	Prunus subhirtella pendula Weeping Cherry	1-1/2 - 2" Cal.	B&B	10' O.C.
14	PY	Prunus yedoensis Yoshino Cherry	8-10' Ht.	B&B	10' O.C.
3	SB	Salix babylonica Weeping Willow	1-1/2 - 2" Cal.	B&B	
3	SJ	Sophora japonica 'Regent' Chinese Scholar Tree	1-1/2 - 2" Cal.	B&B	
11	KE	RHOODENDRON ERIGOCARPUM 'GUMMO' AZALEA	24-36" Spd.	B+B	
3	EA	Euonymus alatus Winged Euonymus	24-36" Spd.	B&B	
49	EAC	Euonymus alatus 'Compacta' Compact Winged Euonymus	18-24" Spd.	B&B	3' O.C.
41	JP	Juniperus chinensis 'Pfitzer' Pfitzer Juniper	18-24" Spd.	B&B	4' O.C.
16	LF	Leucothoe fontanesiana Drooping Leucothoe	18-24" Spd.	B&B	
67	TB	Taxus baccata 'Repandens' Spreading English Yew	18-24" Spd.	B&B	
21	VPT	Viburnum plicatum tomentosum Doublefile Viburnum	3-4' Ht.	B&B	
17	PT	PASTHENOCESSUS TRICUSPIDATA DOSTON IVY		2 QT	
1175	HHL	Hedera Helix 'Baltica' Baltic Ivy	Flats	15" O.C.	
51	HI	Hemerocallis 'Ice Carnival' Mid-season White Daylily	1 Qt.	15" O.C.	
63	HS	Hemerocallis 'Orangeade' Early Apricot Daylily	1 Qt.	15" O.C.	
311	LM	Liriope muscari 'Big Blue' Lily Turf	Plats	15" O.C.	



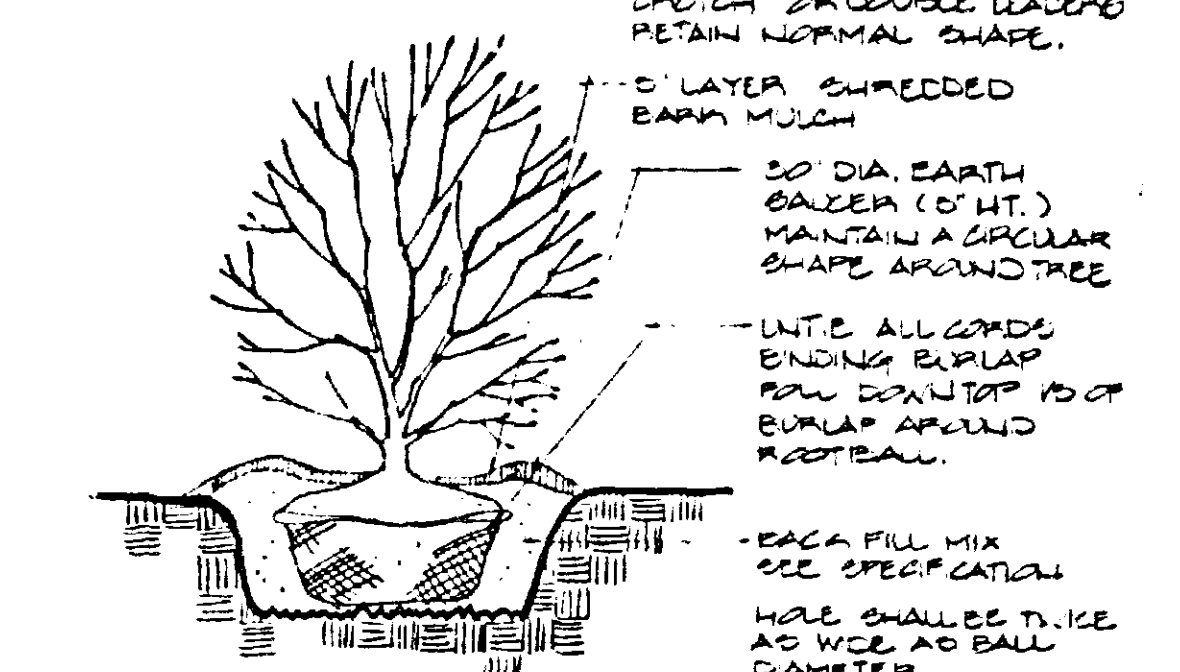
evergreen tree planting detail

no scale



tree planting detail

no scale



shrub planting detail

no scale

SCALE 1"=30'-0"

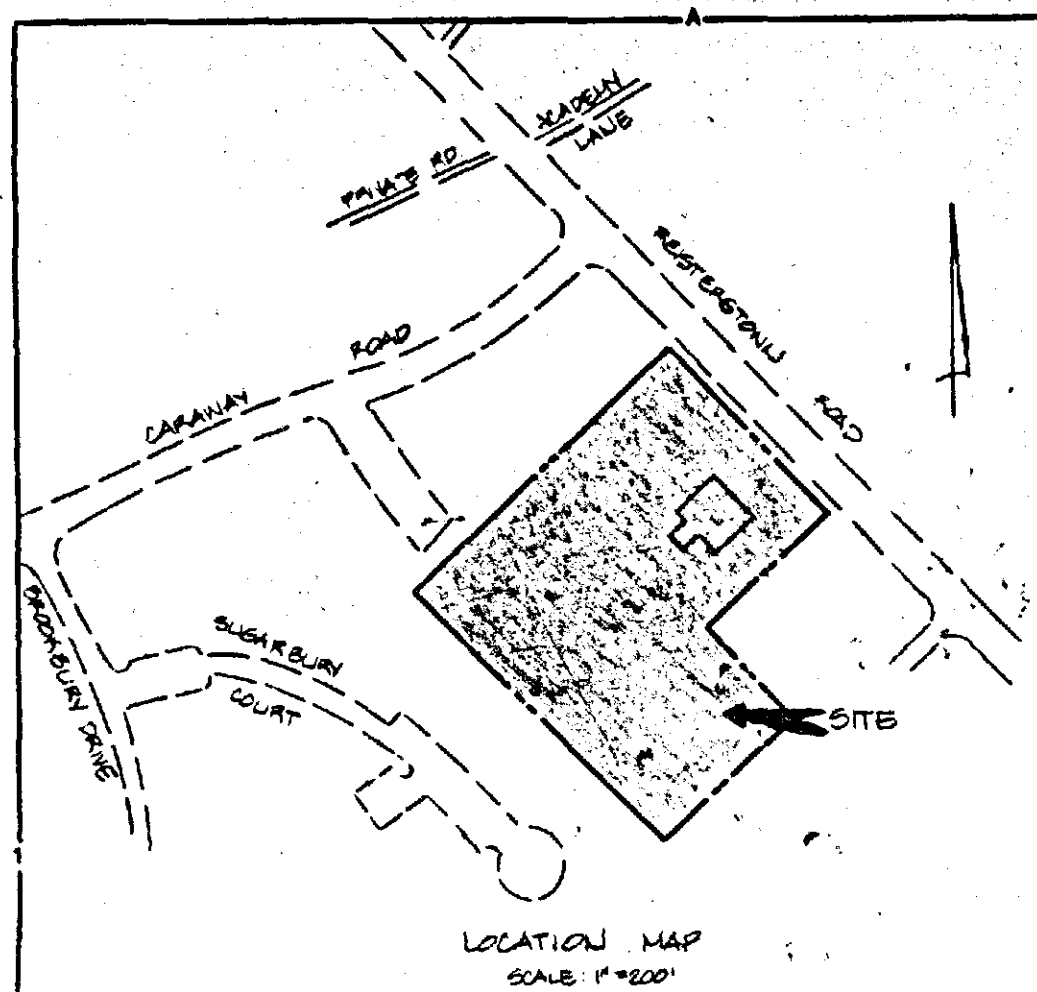
- LEGEND
- AP O UTILITIES TO BE SCREENED
 - TREE ROOT PROTECTION ZONE
 - HEDERA HELIX
 - LIRIOPE MUSCARI

- NOTES:
1. Immediately notify Architect of any discrepancies between plan and site conditions prior to commencing work.
 2. Existing Crimson King Norway Maple to be protected. To protect tree roots from damage, heavy equipment and material storage shall not be permitted within the surrounding tree root protection zone.
 3. All beds to receive 3 inches of mulch.
 4. Verify site conditions and investigate utilities prior to commencing any work.
 5. FOR PLANT QUANTITY CALCULATIONS, PLANTING PLAN SHALL GOVERN OVER PLANT LIST.

Bent Real Estate Ltd. Partnership
7779 New York Lane
Glen Burnie Maryland

CHERRYWOOD MANOR NURSING HOME
Election District 4
Baltimore County Maryland

GRAHAM LANDSCAPE ARCHITECTURE
229 Prince George Street Annapolis Md. 21401
(301) 269-3886 10/23/87



c. Requirements for all parking spaces or parking lots—All offstreet parking facilities shall be either contained within buildings or subject to the following requirements. [B.C.Z.R., 1955.]

- (1) Screening—Offstreet parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
- (2) Surface—Any parking or storage space for more than 5 vehicles shall provide a durable and dustless surface, and shall be properly drained. [B.C.Z.R., 1955.]
- (3) Lighting—Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
- (4) No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

SITE DATA

1. AREA OF TRACT 3.93 AC±
2. EX. ZONING DR 16
3. DEED REF. 3731/417
4. OWNER JAMES G. SAFFELL
5. SETBACKS (MIN.)
FRONT YARD 30'
SIDE YARD 25'
REAR YARD 30'
6. PARKING REQUIRED @ 1 PS./10 BEDS
EX BLDG 30 BEDS
PROP BLDG 150 BEDS
TOTAL 200 BEDS ÷ 10 = 20 PS
7. PARKING PROVIDED
VISITORS 18 PS
EMPLOYEES 23 PS
TOTAL 41 PS
*INCLUDES 4 HANDICAP SPACES
8. SPECIAL EXCEPTION *AB-56X

WESTFIELD GARDEN APTS
49/102

SECT. 3 WESTBURY APTS
31/81

SECT. 1 WESTBURY APTS
31/79

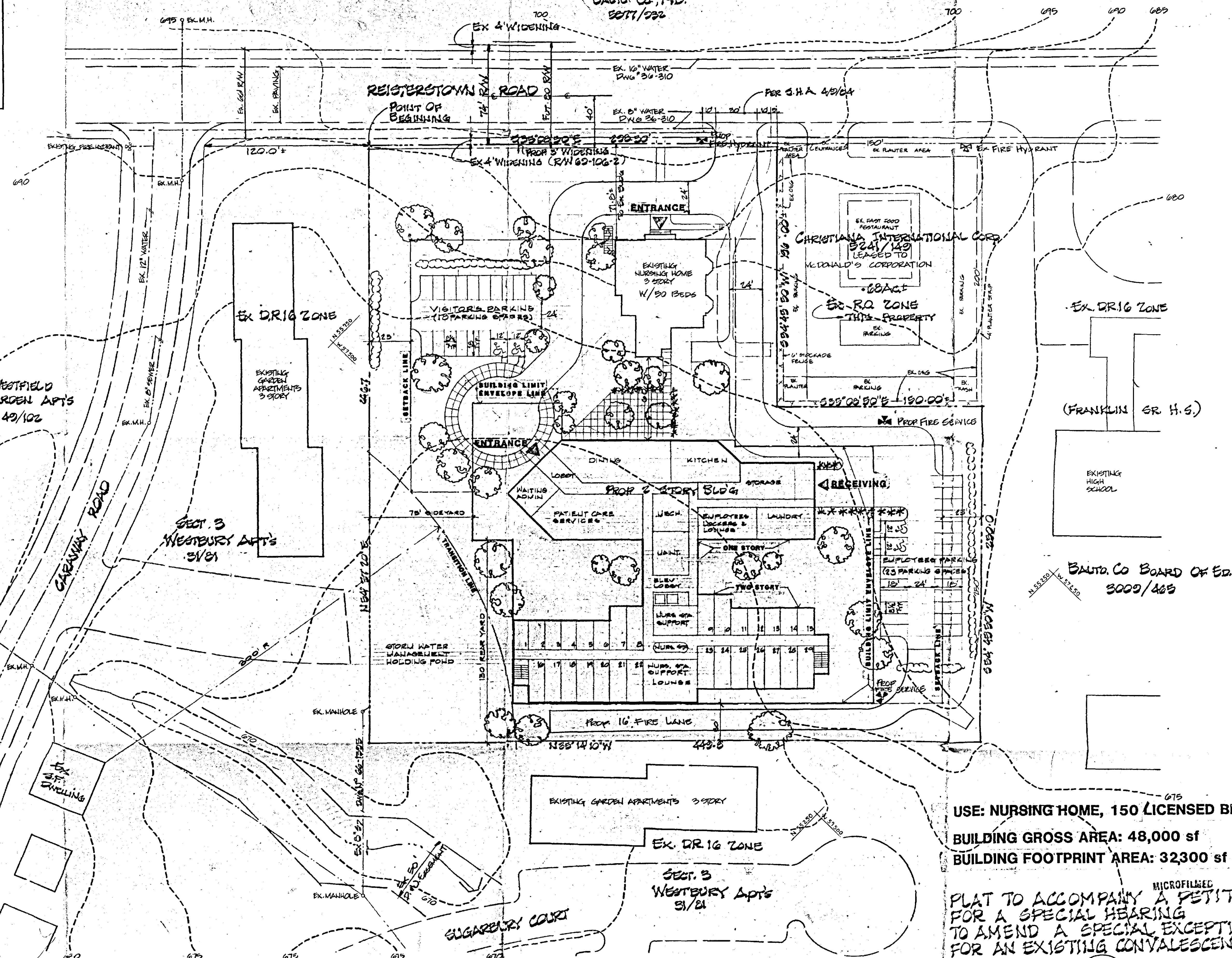


ENGINEER
GEORGE W. STEPHENS JR.
AND ASSOCIATES INC.
303 ALLEGHENY AVENUE
TOWSON, MD. 21204

OWNER
JAMES G. SAFFELL
C/O VIRGINIA SAFFELL
64 MAIN STREET
REISTERSTOWN, MD. 21136

EX DR 16 ZONE
EX SCHOOL (HANNAH MORE ACADEMY)

BALTO. CO., MD.
3071/032



USE: NURSING HOME, 150 LICENSED BEDS

BUILDING GROSS AREA: 48,000 sf

BUILDING FOOTPRINT AREA: 32,300 sf

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING
TO AMEND A SPECIAL EXCEPTION
FOR AN EXISTING CONVALESCENT HOME

SITE PLAN
SCALE: 1"=30'

APRIL 14, 1984

PETITIONER'S
EXHIBIT 3

NELSON-SALABES, INC.
ARCHITECTS PLANNERS
1005 Taylor Avenue, Suite 204 - Baltimore, Maryland 21204

BENT NURSING HOME
12020 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND 21136

Revisions
85-173 SP4
Sheet Title
SITE PLAN
SCALE: 1"=30'
Job No.
1981
Sheet No.
20
Date
2.2.84